012.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	985,200 / 985,200
					USE VALUE:	985,200 / 985,200
					ASSESSED:	985,200 / 985,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-38	PONDVIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOPKINS LAURA J
Owner 2:	
Owner 3:	
Street 1:	36 PONDVIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOPKINS LAURA J/ETAL -
Owner 2:	FELIX CURTIS S -
Street 1:	36 PONDVIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,573 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2664 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5573.000	510,800	4,600	469,800	985,200
Total Card	0.128	510,800	4,600	469,800	985,200
Total Parcel	0.128	510,800	4,600	469,800	985,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.82 | /Parcel: 369.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 9396
GIS Ref:
GIS Ref:
Insp Date: 12/20/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 012.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	510,800	4600	5,573.	469,800	985,200	985,200	Year End Roll	12/18/2019
2019	104	FV	394,200	4600	5,573.	645,900	1,044,700	1,044,700	Year End Roll	1/3/2019
2018	104	FV	394,200	4600	5,573.	411,000	809,800	809,800	Year End Roll	12/20/2017
2017	104	FV	370,100	4600	5,573.	375,800	750,500	750,500	Year End Roll	1/3/2017
2016	104	FV	370,100	4600	5,573.	305,300	680,000	680,000	Year End	1/4/2016
2015	104	FV	330,500	4600	5,573.	305,300	640,400	640,400	Year End Roll	12/11/2014
2014	104	FV	330,500	4600	5,573.	278,300	613,400	613,400	Year End Roll	12/16/2013
2013	104	FV	343,600	4600	5,573.	264,800	613,000	613,000		12/13/2012

!1181!

PRINT

Date	Time
12/10/20	16:50:49

LAST REV

Date	Time
08/21/19	09:49:51
apro	
1181	

USER DEFINED

Prior Id # 1:	9396
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOPKINS LAURA J	33588-535		9/5/2001	Family	1	No	No		
SERINO GARYE &	24167-385		1/14/1994		267,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2005	432	Redo Kit	10,650					re-do bathroom als
5/16/2005	458	Manual	6,000					add columns and st

ACTIVITY INFORMATION

Date	Result	By	Name
12/20/2017	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	372	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	264	PATRIOT
6/6/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5573		Sq. Ft.	Site		0	80.	1.05	1									469,750						469,800	

Total AC/HA: 0.12794 | Total SF/SM: 5573 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 469,750 | Spl Credit | Total: 469,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04414415
Const Adj.:	0.98000199
Adj $ / SQ:	173.955
Other Features:	135000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	693957
Depreciation:	183205
Depreciated Total:	510752

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	8	3	
Totals			
2	15	6	

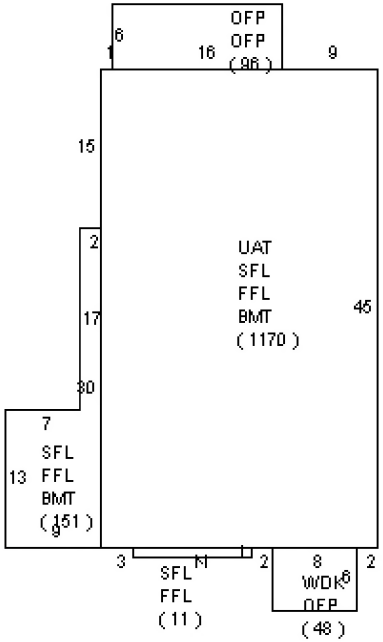
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.95
Special Features:	0	Val/Su Net:	111.87
Final Total:	510800	Val/Su SzAd	191.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,332	173.950	231,708
SFL	Second Floor	1,332	173.950	231,708
BMT	Basement	1,321	52.190	68,938
UAT	Upper Attic	293	69.580	20,353
OFP	Open Porch	240	22.910	5,498
WDK	Deck	48	15.680	753

Net Sketched Area:	4,566			Total:	558,958
Size Ad	2664	Gross Are	5443	FinArea	2664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1924	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600